
Z-2606
ROBERT & ELLEN HAAN
R1 & R1B TO R2

STAFF REPORT
March 12, 2015

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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioners/Owners, represented by attorney Daniel Teder, are requesting rezoning of 4.80 acres with frontage on both State Street and Valley Street, east of S. 9th Street, more specifically 920 State Street, Lafayette, Fairfield 28 (NW) 23-4. The proposed uses, as defined in the accompanying commitment, include a museum and art gallery with a caretaker's residence.

ZONING HISTORY AND AREA ZONING PATTERNS:

The subject property is located in a long established residential area with the Historic 9th Street Hill and Wallace Triangle Districts nearby. R1B, R1 and R2U zoning dominates the immediate vicinity. Recent rezone requests within the last ten years in the area have been sparse: Z-2508 (Larry Mathew R2 to NBU) approved in 2012 and Z-2304 (CMZ Investments, LLC R3 & R2 to PDRS) approved in 2006 for the Valley Towers Planned Development.

AREA LAND USE PATTERNS:

The subject property contains, along its southern extent, a single-family home and detached accessory building. Along its northern extent the property is undeveloped and wooded. Single-family and two-family uses dominate the area immediately surrounding the subject property.

TRAFFIC AND TRANSPORTATION:

With primary access off of State Street, the subject property also has frontage on Valley Street. Both streets are urban local roads according to the *Thoroughfare Plan*. Access to the site will continue to be off of State Street. Parking requirements for the proposed use are 1 space / 200 square feet of GFA and transit is available nearby on 9th Street.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

The site is served by city utilities.

COMMITMENT:

A commitment has been filed with this petition that restricts uses on the property to the following: SIC 841 – Museums and Art Galleries and one residential unit for the owner, the museum's executive director or its caretaker. The property cannot be used as a rental facility except for museum-related events.

STAFF COMMENTS:

Set within the context of historic residential neighborhoods and just up the hill from the Art Museum of Greater Lafayette, the petitioners' rezone proposal to permit a museum and art gallery is a worthy addition to Lafayette's cultural offerings. The size of the subject property is sufficient to park the proposed use and the adaptive reuse of the existing home will ensure that the residential character of the neighborhood is maintained. Natural buffering, particularly along the property's northern half, is already present and, given the modest size of the overall project, any museum-related events that take place on the property will be of a scale appropriate to the neighborhood setting.

STAFF RECOMMENDATION:

Rezone: Approval

Commitment: Approval